

Amendment to the Zoning Ordinance related to Asphalt and Concrete Batch Plants.

Standard Construction owns a property originally on Raleigh Millington Road, that was used as an asphalt batch plant over 20 years ago and was zoned M-1 Light Industrial. Since that time, Veterans Parkway has been constructed and the area along the Parkway was rezoned mostly to commercial zonings. The property is now zoned P-C, Planned Commercial and that district does not allow an asphalt batch plant. In fact, the Zoning Ordinance does not specifically allow a batch plant anywhere. The closest is “stone, clay and glass products” which is only permitted in the M-3 district.



Standard Construction desires to open an asphalt batch plant on their 16 acre property they have owned since 1981. But rezoning of this property to M-3 would not be consistent with the City Master Plan or the Veterans Parkway Plan. At the same time, we have had a concern with a concrete company wanting to open a concrete batch plant in Millington with the same issue on where it would be permitted.

It is for these reasons that we are proposing for consideration the following actions.

- I. Amend Chapter 5 Definitions of the Zoning Ordinance to add the following definition:

“Concrete batching and asphalt processing and manufacture, batch plant.” A site where concrete or asphalt is manufactured on site for use and delivery elsewhere.

This includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same premises.

When approved as a Special Exception by the Board of Zoning Appeals, the following conditions shall be met as a minimum.

- a. Located a minimum of 500' from any residential uses.
- b. Located on a four lane or wider roadway.
- c. Production equipment and trucks screened from the street by buildings, landscaping or fencing.
- d. Other conditions specific to the site or surrounding uses.

- II. Amend Chart One, Permitted Uses of the Zoning Ordinance to include “Concrete batching and asphalt processing and manufacture, batch plant” as a permitted use by Site Plan Approval in the M-3 Restricted Industrial District and as a use permitted on appeal by the Board of Zoning Appeals as a Special Exception and requiring site plan approval in the B-2 General Commercial, P-C Planned Commercial, M-2 General Industrial and M-P Planned Industrial Districts.